

**FA1-00618-1 University of California, San Francisco - CIRM Institute**

**Facilities Working Group Score: 95**      **Requested Funding: \$40,000,000**  
**FWG Recommended Funding: \$38,000,000**

Possible points ⇒	Value 25	Leverage 25	Urgency 20	Shared Res 15	Functionality 15
<b>FWG Score: 95</b>	<b>24</b>	<b>23</b>	<b>20</b>	<b>13</b>	<b>15</b>

**PROPOSAL:**

The applicant proposes construction of a new building that will consolidate key stem cell researchers, expand research on stem cell lines through provision of additional space free of federal funding restrictions, and provide new core facilities to augment the considerable cores available at the site.

The CIRM project consists of 46,286 assignable square feet (asf) and 74,832 gross square feet (gsf) with a total cost of \$94,514,740 and requested CIRM funding of \$40 million. At capacity, the facility will house 25 research teams (PIs) of which 7 will be new recruits.

The project addresses the need for research and support space, eleven core labs, and other office and support space. Of note is the applicant's commitment of 25,000 asf of space being vacated by existing investigators to be used for new researchers recruited in the field of regeneration medicine.

Completion of the project is scheduled for July 2010.

**COST:****Cost Summary Table**

Cost Category	Total Amount	Amount/PI*
Building	\$87,070,014	\$3,482,801
Group 2 Equipment	\$7,444,726	\$297,789
Total	\$94,514,740	\$3,780,590
Requested CIRM Amount	\$40,000,000	\$1,600,000
Applicant Amount	\$54,514,740	\$2,180,590

\* Based on number of PIs included in the Part 1 Capacity/Use table

**SUMMARY OF FACILITIES WORKING GROUP REVIEW AND DISCUSSION**

The reviewer indicated that he thought the application was very strong overall.

**Value**—The reviewers were concerned that cost per gross square foot was the highest of those in the Institutes category but noted that this was offset by higher levels of leverage. In addition, it was noted that the applicant would be relocating a considerable amount of existing equipment, valued at \$5 million that existing PIs who are relocating to the building will provide from their current laboratories. Consequently, while the building costs are high, the equipment costs were low making it a good value. It was also noted that on a cost-per-PI basis, the application is one of the most efficient. The reviewers noted that considering the commitment by the applicant to devote 25,000 square feet of existing space to stem cell research that is to be vacated as a result of this project, this proposal represents a significant value.

**Leverage**—The FWG elected to include some prior expenditures that the applicant had not included in its leverage calculation. The policy of including the cost of central utility capacity that was identified by all applicants was discussed extensively. The working group decided not to include the value of central utilities as part of leverage. However, this proposal should include as leverage the institution's additional investment of \$17 million for site preparation and landscaping.

**Urgency**—The reviewer noted the applicant had a very experienced team.

**Shared Resources**—The reviewer noted the high number of core laboratories in the area of the proposed building, and the design includes a bridge to promote easy access to these existing cores.

**Functionality**—The reviewers agreed with the laboratory planner's opinion that the functionality was excellent and that the design offers an innovative approach to interactive spaces. It was also noted that the small square footage per PI (principal investigator) was troubling, but is acceptable in light of the fact the programs will be using existing cores that have good connectivity. The FWG responded positively to the split level design of the building. The adjacency to the existing vivarium and extensive core laboratories at this site result in a very functional assemblage of resources.

The FWG score for this application was 95. During programmatic review, the FWG voted to recommend funding of \$38,000,000, representing 95 percent of the requested amount of \$40 million.